

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/466 SCORESBY ROAD FERNTREE GULLY VIC 3156

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$850,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

2/474 SCORESBY ROAD FERNTREE GULLY VIC 3156	\$825,000	04-Oct-25
1/484 SCORESBY ROAD FERNTREE GULLY VIC 3156	\$926,000	08-Nov-25
7/44 KATHRYN ROAD KNOXFIELD VIC 3180	\$836,500	24-Jan-26

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 18 March 2026


**2/474 SCORESBY ROAD
FERNTREE GULLY VIC 3156**

 3
  2
  2

Sold Price

\$825,000

Sold Date **04-Oct-25**

Distance **0.08km**

**1/484 SCORESBY ROAD FERNTREE
GULLY VIC 3156**

 4
  2
  2

Sold Price

\$926,000

Sold Date **08-Nov-25**

Distance **0.23km**

**7/44 KATHRYN ROAD KNOXFIELD
VIC 3180**

 3
  2
  2

Sold Price

\$836,500

Sold Date **24-Jan-26**

Distance **0.73km**
RS = Recent sale

UN = Undisclosed Sale

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